

10.5 +/- ACRE ACREAGE AUCTION

ATTENTION HORSE OWNERS & COUNTRY LIVING ENTHUSIASTS!

Premier Acreage Near Brookings & Aurora. Large Home w/ Many Quality Buildings, Separate Horse & Living Quarters, & Nice Amenities!



As we are moving, we will offer this fine acreage at public auction. Located at 21817 478th Ave., Aurora SD. From Aurora, SD; 3 miles south on paved road 476th Ave., 2 miles east on Hwy. 324, & 1 ¼ mile south on 478th Ave. Or from Brookings, 5 miles south on I-29, 5 ½ miles east on Elkton exit & Hwy 324 & 1 ¼ mile South on 478th Ave.

SATURDAY, OCTOBER 19, 2024

SALE TIME: 10:00 A.M.

SHAWN & MARIE JAACKS – OWNERS

**BURLAGE
PETERSON**

Auctioneers & Realtors, LLC.

BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

317 4th Street, Brookings, SD

Office@burlagepeterson.com or 605-692-7102

SATURDAY, OCTOBER 19, 2024 - SALE TIME: 10:00 A.M.

OPEN HOUSE: SUNDAY, OCTOBER 13TH FROM 12:00 NOON - 1:30 P.M.

Attention acreage seekers looking for a gorgeous property! This 10.5+/- acre acreage featuring an updated and beautiful home with over 4,200 sf., 5 bedrooms, 4 baths, 2 fireplaces, and an attached oversized two stall garage. The home has many quality finishes and updates, including a large kitchen with black granite countertops, walk in pantry and newer appliances. The master bedroom features a large walk-in closet and master bath with a tiled walk-in shower. The home also has a Generac backup generator, in floor heat, dual zoned geothermal, r/o system, two 1,000 gal. propane tanks, and many other bonuses such as a covered patio, a nice deck, and large southern facing windows. The acreage also has a solid paved driveway up to the house that is accompanied by a 40x60 finished shed is fully furnished and has heat, AC, and separate living quarters above. Along with a beautiful 32x48 finished horse shed with 3 newer horse stalls, a tack room, and storage area. There is also a greenhouse dome for year-round planting & growing, an outdoor fenced in riding or pasture area, and many mature trees ideal for shelter and privacy. This property is only approx. 10 minutes or less to Brookings, Aurora or Elkton, has easy access to the Interstate, and is just about 1 mile off highway 324. Bring your horses or animals and get ready for the peacefulness of county living with an exquisite house and outbuildings, all well maintained! There also is potential for the buyer to lease additional grass acres adjoining the acreage. Don't miss this sale, held live at the property with online bidding available during the sale. The property will also be available for full viewing the morning of the sale too.

ADDRESS & LEGAL DESCRIPTION: 21817 478th Ave Aurora SD; 10.5+/- Acres in NE ¼ Sec 25 Trenton Twp Brookings Co SD

TERMS: 5% non-refundable earnest money deposit due day of sale, balance due on or before Tuesday, November 26th, 2024. Title Insurance and Closing Fee split 50/50 between buyer and seller. Real Estate Taxes to be prorated to date of closing. Sold subject to any existing easements, right away restrictions, and sold as is without contingencies, guarantees or warranties, and subject to confirmation of the owners. All descriptions and information are believed to be accurate but not guaranteed. The seller is providing a new plat. Statements made the day of sale take precedence over all written material. The buyers are responsible to conduct their own due diligence on the property. Personal items left at the property will transfer to new buyer at the time of closing. Burlage Peterson represent the sellers in this transaction.



**For additional information, go to our websites or contact Auctioneers.
MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!!!**

BROKERAGE FIRM & AUCTIONEERS

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Land Brokers - Auctioneers - Realtors - Farm Managers
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